



AGENDA
****SPECIAL MEETING TIME****
Wednesday, June 8, 2016 – 6:00 P.M.

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

SPECIAL NOTES

Please note that Planning Commission agenda items #1 through #8.A. will be heard at 6:00 pm. Agenda item #8.B. (Santa Clara City Place) will begin at 7:00 pm.

ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items will not necessarily be heard on the date the minutes from this meeting are forwarded to the Council. Please contact the Planning Division office for information on the schedule of hearings for these items.

Item 8.B. File No.(s):PLN2014-10554/CEQ2014-01180 Location: 5155 Stars and Stripes Drive

1. PLEDGE OF ALLEGIANCE and STATEMENT OF VALUES

2. ROLL CALL

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

- A. Withdrawals
- B. Continuances without a hearing
- C. Exceptions (requests for agenda items to be taken out of order)

6. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

Members of the public may briefly address the Commission on any item not on the agenda.

7. CONSENT CALENDAR

Consent Calendar items may be enacted, approved or adopted, based upon the findings prepared and

provided in the written staff report, by one motion unless requested to be removed by anyone for discussion or explanation. If any member of the Planning Commission, staff, the applicant or a member of the public wishes to comment on a Consent Calendar item, or would like the item to be heard on the regular agenda, please notify Planning staff, or request this action at the Planning Commission meeting when the Chair calls for these requests during the Consent Calendar review. Items listed on the Consent Calendar with associated file numbers constitute Public Hearing items.

7.A. Planning Commission Minutes of May 25, 2016.

*****END OF CONSENT CALENDAR*****

8. PUBLIC HEARING ITEMS

8.A. File No.(s): **PLN2016-11744**
Location: 4525, 4533, and 4545 Stevens Creek Boulevard, three parcels totaling 88,057 square foot located at the northeast corner of Stevens Creek and Woodhams Road, APNs: 296-37-032, -033, -034; the properties are zoned Commercial Thoroughfare (CT)
Applicant: Paulo Hernandez for Enterprise
Owner: D + D Ranch
Request: **Use Permit** to allow outdoor auto display in conjunction with an auto sales operation for Enterprise
CEQA Determination: Categorical Exemption per Section 15332, In-Fill Development Projects
Project Planner: Steve Le, Assistant Planner I
Staff Recommendation: **Approve, subject to conditions**

Item 8.B will be heard at a time specific: **Wednesday, June 8, 2016 – 7:00 P.M.**

8.B. File No.(s): **PLN2014-10554/CEQ2014-01180 (Santa Clara City Place)**
Location: **5155 Stars and Stripes Drive**, seven parcels totaling approximately 240 acres located north of Tasman Drive, east of Great America Parkway and San Tomas Aquino Creek; west of Guadalupe River, and south of Great America Way and State Route 237. APNs: 104-03-036, 104-03-037, 104-03-038, 104-03-039, 104-01-102, 097-01-039, and 097-01-073
Applicant: Steve Eimer, Related Santa Clara, LLC
Owner: City of Santa Clara
Request: **Adoption of an Environmental Impact Report and Statement of Overriding Considerations and Mitigation Monitoring or Reporting Program; General Plan Amendment #83 from Parks/Open Space and Regional Commercial to Urban Center/Entertainment District and Revise General Plan Figure 2.3-1 Areas of Potential Development and General Plan Table 8.6-2 Proposed Development (Approved, Not Constructed and Pending Projects); Amendment to the City of Santa Clara Climate Action Plan; Adoption of Override of the Airport Land Use Commission Comprehensive Land Use Plan (CLUP); Approval of a Rezone from Public, Quasi-Public, Park or Recreation (B) and Commercial Park (CP) to Planned Development-Master Planned**

8.B. (continued)

Community (PD-MC); **Approval of a Master Community Plan (MCP) and Infrastructure Master Plan**; and **Approval of a Development Agreement** to allow the construction of a new multi-phased, mixed-use development of up to 9.16 million gross square feet of office buildings, retail and entertainment facilities, residential units, hotel rooms, surface and structured parking facilities, new open space and roads, landscaping and tree replacement, and newly upgraded and expanded infrastructure and utilities

CEQA Determination: Environmental Impact Report (SCH#2014072078)

Project Planner: Debby Fernandez, Associate Planner

Staff Recommendation: Recommend City Council Approval, subject to conditions

9. OTHER BUSINESS

9.A. Commission Procedures and Staff Communications

- i. **Announcements/Other Items**
- ii. **Report of the Director of Planning and Inspection**
 - City Council Actions
- iii. **Commission/Board Liaison and Committee Reports**
 - Appointment of Board or Committee assignments
 - Architectural Committee
- iv. **Commission Activities**
 - Reports on Commissioner Travel and Training
- v. **Upcoming agenda items**
 - Commissioner Requests to Attend Training

10. ADJOURNMENT

Adjourn. The next meeting of the Planning Commission meeting will be held on Wednesday, June 22, 2016 at 7:00 p.m.

Prepared by: 
Gloria Sciara, AICP
Development Review Officer

Approved by: 
Sharon Goei
Acting Director of Planning & Inspection